



**Falconer Drive, Hamworthy,
Poole, Dorset, BH15 4QQ**

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FREEHOLD PRICE – Offers in Excess of £250,000

A true delight! Front row harbour views from this charming one bedroom cluster home set directly opposite the water and affording uninterrupted water side views of Holes Bay. A rare opportunity to purchase a home, with a charming cottage feel, that will bring pure joy and has such a delightful unspoilt, natural outlook. The home offers its own private garden and side patio area, private entrance, and well presented internal accommodation. Some other houses in the development have made a room in the loft and extended out the side, but this would be subject to planning. Benefiting from gas central heating, double glazing a modern shower room, main bedroom with fitted wardrobes, allocated parking space and is sold with no forward chain.

- Fabulous location for the one bedroom cluster home having direct harbourside views of Holes Bay
- The owner has lived at the property for 30 years and comments on how friendly the area is and what a wonderful location it is
- Very well presented internally with a cottage feel
- Private entrance leading to an entrance porch
- Kitchen breakfast room with built in white units and roll top work tops over and fitted with sink, washing machine, space for cooker (present one not working), space for small fridge/freezer under the stairs.
- First floor double bedroom with fitted wardrobe
- Georgian Style double glazing and gas central heating
- Modern shower room with walk in double shower
- Possibility to extend/carry out a loft conversion (subject to planning)
- Allocated off road parking
- Owner suited with no forward chain

As you enter the cul-de-sac you will be greeted with harbourside walks with views over Holes Bay. Cobbs Quay is less the ½ a mile away and offers boat moorings and marine related shops. Approximately half a mile away lies Lake Beach with fantastic views of the Wareham Channel and Arne Bay. Poole Quay and the town centre is approximately 3 miles away with its array of shopping, café culture, restaurants, and leisure facilities with the sandy bathing beaches of Sandbanks within 7 miles.

Council Tax: B

EPC: C

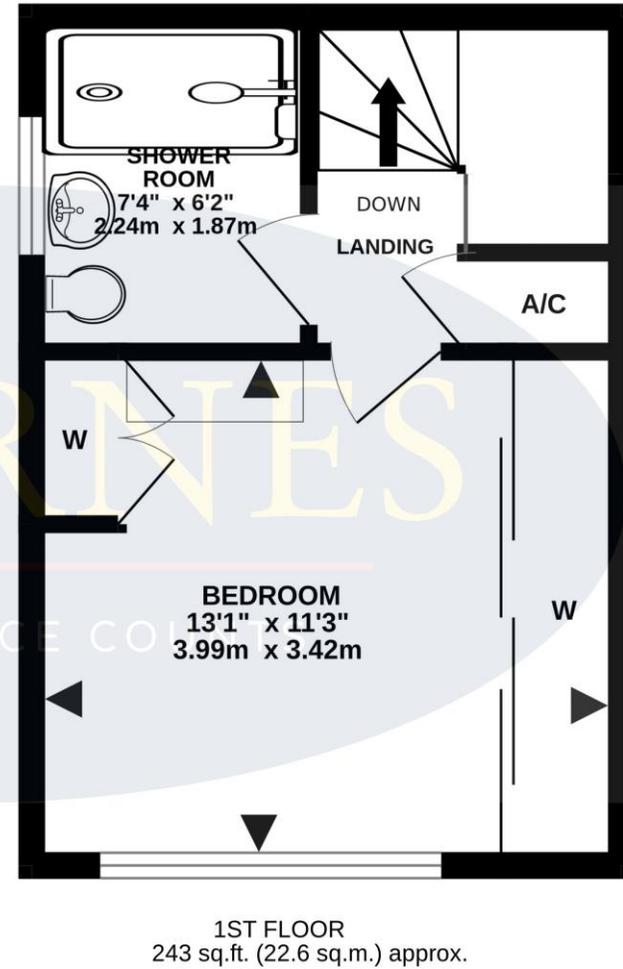
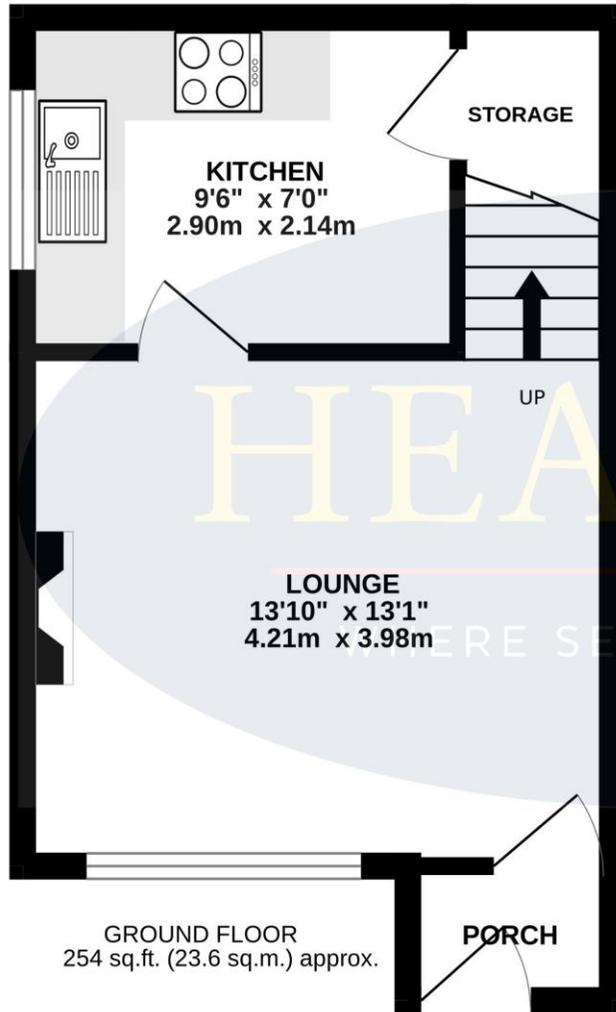


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily



TOTAL FLOOR AREA : 497 sq.ft. (46.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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